

## REINVESTMENT RECOMMENDATIONS

**Cluster 1****Reinvestment Recommendations**

The final section of the report describes the recommendations and priorities for Cluster 1 reinvestment. These recommendations are the end product of the CRS process and were developed utilizing all of the information gathered up to this point. Cluster 1 Board members and other stakeholders drew upon information from the housing and commercial building conditions survey data, focus group and participant surveys, community visioning and other data to develop prioritized recommendations for each of the planning areas.

Each set of reinvestment recommendations begins with a vision statement which describes the Cluster as it “should” be in the eyes of community stakeholders. The recommendations which follow reflect both physical or land use reinvestment priorities as well as policy or programmatic recommendations. Maps 23 and 24 illustrate housing and commercial reinvestment priorities respectively. Map 25 shows potential future land use for the Cluster, incorporating potential housing, commercial, recreational and environmental land uses. Together, the physical and policy or programmatic recommendations provide a blueprint for reinvestment in Cluster 1 over the next 10 years and, in some instances, also include more long-term priorities.

Additionally, Cluster Board members and other stakeholders adopted a set of Guiding Principles which describe the Cluster’s overall approach to reinvestment. These Principles were developed out of a strong sense that reinvestment be consistent with and reflect the core values and interests of Cluster 1 stakeholders.

**Cluster 1 Guiding Principles for Reinvestment**

1. Reinvestment in Cluster 1 should build upon the strengths of the Cluster, particularly its residents, by avoiding or minimizing the displacement of current residents to the greatest extent possible.
2. City-wide issues which affect residents and stakeholders throughout Detroit, such as proposed developments along the riverfront, should involve the input of all Clusters.
3. Cluster 1 stakeholders should continue to convene periodically to monitor the progress toward reinvestment goals and ensure that proposed developments are in keeping with reinvestment priorities and principles.